118.0	0004	0006.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 812,000 / 812,000
					USE VALUE: 812,000 / 812,000
					ASSESSED: 812,000 / 812,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		HENRY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTELLO THOMAS & NATALIE
Owner 2:	
Owner 3:	
Street 1:	8 HENRY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROOKWOOD MICHAEL J M -
Owner 2:	ROOKWOOD KAREN J S -
Street 1:	8 HENRY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,757 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Clapboard Exterior and 1906 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6757.000	376,100		435,900	812,000
Total Card	0.155	376,100		435,900	812,000
Total Parcel	0.155	376,100		435,900	812,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.02 | /Parcel: 426.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76330
GIS Ref:
GIS Ref:
Insp Date: 12/08/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0004-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,100	0	6,757.	435,900	812,000	812,000	Year End Roll	12/18/2019
2019	101	FV	273,500	0	6,757.	429,700	703,200	703,200	Year End Roll	1/3/2019
2018	101	FV	273,500	0	6,757.	330,000	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	273,500	0	6,757.	311,400	584,900	584,900	Year End Roll	1/3/2017
2016	101	FV	273,500	0	6,757.	286,400	559,900	559,900	Year End	1/4/2016
2015	101	FV	262,800	0	6,757.	267,800	530,600	530,600	Year End Roll	12/11/2014
2014	101	FV	262,800	0	6,757.	246,600	509,400	509,400	Year End Roll	12/16/2013
2013	101	FV	262,800	0	6,757.	246,600	509,400	509,400		12/13/2012

!9190!

PRINT

Date	Time
12/10/20	23:41:49

LAST REV

Date	Time
01/23/20	10:17:02

mmcmakin

USER DEFINED

Prior Id # 1:	76330
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9190

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROOKWOOD MICHAE	73721-178	1	11/26/2019		880,000	No	No		
DUNN MENA E	38583-102		3/29/2003		429,000	No	No		
DUNN FRANCIS	30310-65		6/18/1999	Family		No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2016	701	Solar Pa	2,500					
5/6/2015	459	Solar Pa	41,250					
6/19/2014	694	Solar Pa	4,000					
3/30/2006	218	Addition	131,875			G7	GR FY07	ADD FFL FAMRM / DE
1/20/2006	41	Foundati	10,000			G7	GR FY07	FOR FUTURE ADDITIO
1/11/1994	10		20,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
6/1/2015	Permit Insp	PC	PHIL C
6/26/2014	External Ins	PC	PHIL C
12/8/2008	Meas/Inspect	189	PATRIOT
6/15/2003	MLS	MM	Mary M
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6757		Sq. Ft.	Site		0	70.	0.92	6									435,898						435,900	

Total AC/HA: 0.15512 | Total SF/SM: 6757 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,898 | Spl Credit | Total: 435,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20089185
Const Adj.:	0.99594003
Adj $ / SQ:	161.462
Other Features:	98169
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462059
Depreciation:	85943
Depreciated Total:	376116

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

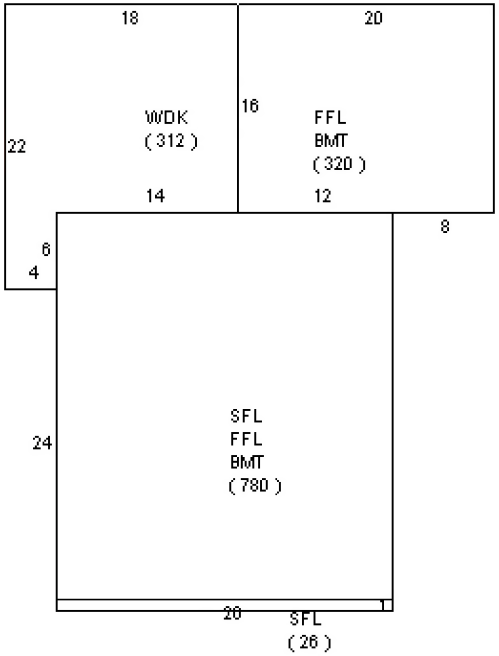
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.46
Special Features:	0	Val/Su Net:	113.35
Final Total:	376100	Val/Su SzAd	197.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	48.440	53,283
FFL	First Floor	1,100	161.460	177,608
SFL	Second Floor	806	161.460	130,139
WDK	Deck	312	9.170	2,860

Net Sketched Area:	3,318	Total:	363,890
Size Ad	1906	Gross Are	3318	FinArea	1906
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0004-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	